

**Minutes of Land Use, Parks and Environment Committee
September 20, 2011**

Chair Fritz Ruf called the meeting to order at 8:30 a.m.

Committee Members Present: Supervisors Fritz Ruf (Chair), Walter Kolb, Michael Inda, Tom Schellinger, James Jeskewitz, Rob Hutton. **Absent:** Supervisor Ted Rolfs,

Also Present: Legislative Policy Advisor Sarah Spaeth, Legislative Associate Karen Phillips, Planning and Zoning Manager Jason Fruth, Land Resources Manager Perry Lindquist, Register of Deeds Jim Behrend, Land Information Systems Manager Don Dittmar, Senior Landscape Architect Pam Linn, Senior Landscape Architect Jason Wilke, Business Manager Peter Mudek, Buildings Operations Manager Mark Keckeisen.

Approve Minutes of August 16, 2011

MOTION: Inda moved, second by Jeskewitz, to approve the minutes of August 16, 2011.
Motion carried 6-0.

Executive Committee Reports of September 8 and September 19, 2011

Ruf reviewed agenda items discussed at the Executive Committee meeting of September 8, 2011, which included review of the 2012-2016 Capital Projects Plan. Capital projects discussion continued at the September 19th Executive Committee meeting. The Committee approved an ordinance to create the Waukesha County Small Business Leverage Loan Program and the resolution adopting the capital projects plan. Spaeth added that the Executive Committee voted to move up the courthouse future study to 2013 (Dwyer and Swan were opposed).

Future Meeting Date

- October 4, 2011

Resolution 166-R-006: Amend The Sanitary Sewer Service Area For The Village Of Sussex And The Town Of Lisbon, Waukesha County, Wisconsin

Fruth indicated on a map the areas proposed to be included in Village of Sussex and Town of Lisbon sewer service area. Included are areas solicited by both Sussex and Lisbon for a total of 2,186 additional acres. Sussex requested 1346 acres to be brought in, which would accommodate a maximum of about 1,400 additional people. Lisbon requested 840 to be brought in, which would also accommodate about 1,400 people. The vast majority of area is planned for residential uses. A Southeastern Wisconsin Regional Planning Commission (SEWRPC) report indicates the expansion would help to reduce pollutant loading that might come with private septic systems as the area develops. The Sussex treatment plant can accommodate the capacity of the proposed expansion.

MOTION: Hutton moved, second by Jeskewitz, to approve Resolution 166-R-006. Motion carried 6-0

Ordinance 166-O-047: Amend The Text Of The Town Of Brookfield Zoning Code By Creating Section 17.04(21) Relating To The Creation Of A Mixed Use District (ZT-1697)

Fruth stated this brand new zoning district proposed by the Town of Brookfield has been in the works since about 2009. He explained the background and history leading up to the ordinance as submitted for consideration. The intent of this ordinance is to implement the planning effort for a redevelopment plan for the Bluemound Road corridor that would reinvent the Town's section of the corridor and better circulate traffic rather than continue a heavy reliance on Bluemound Road exclusively. Specific provisions in the Town's plan call for intensifying development in key sites, which Fruth further reviewed as outlined in the ordinance.

Schellinger asked if anyone objected to the proposed text amendment, i.e. City of Brookfield or Brookfield Square. Fruth stated there was no mention of the City of Brookfield attending the public hearing or objecting in any way. This is not necessarily a project specific rezone but rather a generalized text amendment; however, it would set the stage for some of the projects that have been in the news recently. There were a few comments from local business owners and developers concerning the minimum two-story building requirement, given the current economic climate. Fruth clarified that the Town is not formally mapping a district now, just creating a district. At this point, a land owner would still have to approach the Town and request a rezone to this district.

Ruf asked where would Bluemound Road traffic be diverted? Fruth stated as part of the plan effort, some of the currently dead-end roads would be extended to create additional linkage and circulation in the vicinity.

MOTION: Inda moved, second by Kolb, to approve Ordinance 166-O-047. Motion carried 6-0.

Ordinance 166-O-048: Amend The Waukesha County Shoreland And Floodland Protection Ordinance District Zoning Map Of The Village Of Summit By Conditionally Rezoning Certain Lands Located In Part Of The SE ¼ Of Section 9, T7N, R17E, Village Of Summit, Waukesha County, Wisconsin, From The R-1 Residential District To The B-2 Local Business And R-3 Residential Districts (SVZ-1719)

Fruth described the location of the subject property immediately east of Burke's Lakeside Restaurant in the Village of Summit. The property currently contains a single-family residence with an attached garage. This ordinance would approve a change in the Shoreland and Floodland Protection ordinance in the Village of Summit to allow a single-family residence to remain. The northern portion of the property would be transferred to and combined with the adjacent property to the west by a certified survey map so that a parking lot for Burke's Lakeside Restaurant can be expanded. The proposed parking lot expansion would alleviate the current parking problems in the neighborhood by providing an additional 87 parking stalls. Planning and Zoning staff recommends approval of the rezone, subject to conditions outlined in the ordinance.

MOTION: Inda moved, second by Schellinger, to approve Ordinance 166-O-048. Motion carried 6-0.

Ordinance 166-O-049: Amend The Text Of The Town Of Brookfield Zoning Code To Repeal And Recreate Section 17.08(5)(a)3 Relating To Multi-Tenant Signage (ZT-1722)

Fruth stated this minor text amendment change would allow multi-tenant signage to display the names of more than three tenants. Business owners and landlords asked for relief pertaining to current signage regulations, noting a need for better visibility and capability to be more readily noticed from the road. The Town's Architectural Committee felt there were adequate protections in the code, in that they could handle reviews on multi-tenant signage requests on a case-by-case basis. The sign square footage would be limited to 120 square feet per side.

MOTION: Kolb moved, second by Jeskewitz, to approve Ordinance 166-O-049. Motion carried 6-0.

Ordinance 166-O-050: Amend The Text Of The Town Of Brookfield Zoning Code To Create Section 17.02(14)(b)2.I. To Allow Churches And Religious Institutions Within The B-3 Office And Professional Business District As Conditional Uses (ZT-1723)

Fruth discussed this ordinance which would approve a change to the Town of Brookfield zoning code to allow churches and religious institutions within the B-3 office and professional business district as

conditional uses. Previously churches would only be allowed in a public institutional type district or as a conditional use in a residential district. In comparison, the County's code does allow for churches in a variety of zoning districts, including business districts. The Town recently received an inquiry regarding whether a church could locate in the B-3 District, which prompted this amendment request. The subject office space has been vacant for about two years. Fruth discussed the tax implications of allowing non-profits in a business district; however, having a paying tenant in a business space that has been vacant may keep that property available in the future for other commercial enterprises as economic conditions improve.

MOTION: Schellinger moved, second by Jeskewitz, to approve Ordinance 166-O-050. Motion carried 6-0.

Review and Discuss 2012–2016 Capital Projects Plan - Items 14, 35-39

Item 35 Orthophotography-Project is as planned. Dittmar stated money was moved up to 2011 to take advantage of \$204,000 in federal grant funding in part generated from the 2008 flood events.

Item 14 Energy Efficiency Improvements-Keckeisen stated this new project will continue the implementation of energy efficiency improvements as a follow-up to the Energy Efficiency Block Grant. Projects were selected based on the best return on investment (ROI). Most of the lighting projects have a 2-3 year ROI.

Wilke, Mudek and Linn were present to discuss Items 36-39.

Item 36 Parks Restroom Renovation-Project is as planned. Nashotah Park renovations have been moved to 2012 due to the bedrock issues encountered at the Menomonee Park site.

Inda asked if park fee revenues would offset the cost of the restroom renovations. Mudek estimated that a park costs about \$250,000 on average to operate. Fees usually generate about 40% of the County's operating costs per park throughout the park system. Some parks do better than others, depending on the park and the amenities offered.

Hutton requested further information regarding forecasts for ongoing operating cost increases once the toilet facilities are done versus the current cost for septic maintenance.

Item 37 Menomonee Main Bldg Demolition-Project is as planned. Currently the demolition is projected for 2015.

Hutton left at 9:33 a.m.

Inda asked why not keep for the building for storage? Wilke stated the building is in a state of disrepair and in very poor condition.

Item 38 Bikeway Pavement Improvements-Project includes a change in scope and cost update. The County acquired an additional two miles of trail corridor for the Bugline Trail. Grant funding was negotiated at 63:37 with the County portion being 37%.

Item 39 Pavement Management Plan-Project includes a minor cost update. No funds in the 2013 budget reflects an adjustment to accommodate the Health and Human Services Building and Bugline Trail projects. A favorable bidding climate is anticipated in 2012.

Ordinance 166-O-052: Authorization To Use CDBG-EAP 2008 Flood Grant Funds To Purchase And Demolish Single Family House At 729 Marshall St, Waukesha, WI 53186 And To Sell Resulting Deed Restricted Non-Buildable Lot

Lindquist discussed this ordinance which authorizes the purchase, demolition and sale of a flood damaged property in the City of Waukesha. The residence, located near the Fox River at Prairie Drive, was damaged by the 2008 floods. The estimated cost to repair the property exceeds its value. The pre-disaster value of the property and dwelling was determined to be \$120,000.

The property was not designated as a floodplain when the owners bought it; however, since 2008 the Federal Emergency Management Agency re-mapped this area as a floodplain; consequently, the value of the land is minimal. Lindquist met with contractors and a building inspector and all agreed the home was a “money pit” and not safe for habitation. He presented a photograph depicting the dire condition of the home’s foundation. Other houses on the same street are also mapped in the floodplain; however work was done on those homes without any problematic issues.

MOTION: Schellinger moved, second by Jeskewitz, to approve Ordinance 166-O-052. Motion carried 5-0.

Review and Discuss 2012–2016 Capital Projects Plan - Item 40

Item 40-ROD Electronic Record Redaction-Behrend provided an update on this project which addresses the redaction of social security numbers from real estate records that are available in electronic format on the Internet. The project is totally funded by a \$5 fee per document recorded. Once the project is completed, the fee will be discontinued. Project completion is anticipated in 2015.

MOTION: Jeskewitz moved, second by Schellinger, to adjourn at 10:02 a.m. Motion carried 5-0.

Respectfully submitted,

Jim Jeskewitz,
Secretary